
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
January 20, 2022
City Hall
Minutes

Members Present: Chloe Jaco, Robert Broom, Mary Beth Sims Branham, Andrew Saleeby and Taylor Wolfe

Members Absent: Sanford Dinkins

Staff: Amy Moore, Lucinda Statler, Rachel Walling, Andrew Livengood, Megan McNish, Skye Robinson Barnes and Olivia Manfredi

I. CALL TO ORDER

Meeting was called to order at 4:01 PM by Chairperson Chloe Jaco. Ms. Jaco noted the virtual forum and explained methods of access by the public to the meeting. Ms. Moore also noted how the public could participate in the following ways:

- a. Watching the live stream through CityTV accessed at <https://www.youtube.com/user/ColumbiaSCGovernment>
 - b. Email: The public may submit letters and statements via email to cocboardmeeting@columbiasc.gov leading up to and/or during the meeting as this account will be monitored during the meetings. Please note that to allow for timely and equal participation for all commenters, there is a 500-word maximum to emails/letters requested to be read into the record.
 - c. Phoning 855-925-2801 and entering the meeting code 2674 with three options to speak
 - i. (star one) *1 will allow you to listen
 - ii. (star two) *2 will allow you to record a voice mail message that will be read into the record
 - iii. (star three) *3 will allow a participant to be placed in a queue, so they may speak live when prompted.
 - d. Virtual Participation by joining the meeting on the web at <https://publicinput.com/COCDDRC-Jan2022>
- Roll call, quorum established.

Ms. Moore proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

DESIGN/ HISTORIC

1. **122 Tryon Street** (TMS# 08816-12-10) Request for preliminary certification for the Bailey Bill. *Granby Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project generally complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- (a) The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- (b) All work meeting the standards for work as outlined in Sec. 17-2.5(y);
- (c) All details deferred to staff.

2. **1617-1619 Heyward Street** (TMS# 11306-07-34) Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project complies with Section 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:
 - The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
 - All work meeting the standards for work as outlined in Section 17-2.5(y);
 - All details deferred to staff.
3. **1529 Assembly Street** (TMS#09014-13-01, 02, 03, 04, 05, 06, 07, 08) Request for Certificate of Design approval for addition and site improvements. *City Center Design/Development District*
STAFF RECOMMENDATION:
Staff recommends approval of the request.
4. **920 Gregg Street** (TMS#11405-13-17) Request for Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *University Hill Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 920 Gregg Street complies with the University Architectural Conservation District Guidelines, Section VI, and recommends granting a Certificate of Design Approval with the following conditions:
 - All details deferred to staff.
 - Staff finds that the project generally complies with Sec. 17-2.5(Y) of the City of Columbia Unified Development Ordinance and recommends preliminary certification for the Bailey Bill with the following conditions:
 - The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
 - All work meeting the standards for work as outlined in Section 17-2.5(Y);
 - All details deferred to staff.

APPROVAL OF MINUTES

December Minutes

Pause provided for public input. No public input received.

Motion made by Mr. Saleeby to approve the consent agenda and December minutes.

Motion seconded by Ms. Sims Branham. Roll call vote taken. Motion passed 5-0.

III. REGULAR AGENDA

URBAN DESIGN

HISTORIC

1. **1231 Gervais Street** (TMS# 11401-02-05) Request for Certificate of Design Approval for exterior changes. *Individual Landmark*
STAFF RECOMMENDATIONS:

Based upon Section 17-2.5(g) of the City of Columbia Unified Development Ordinance, staff **recommends granting a Certificate of Design Approval** for the replacement windows at 1231 Gervais Street, allowing staff to work out remaining details as listed with the applicants, including the details of all other windows to be replaced for security purposes. Any details which cannot be worked out or are of sufficient import to warrant re-consideration by the D/DRC, may be returned to the D/DRC for approval.

This approval is **based upon a prior approval which allowed the replacement windows in April 2021**, given the extraordinary security needs of the occupants, and which required the review and approval of a first-floor mock-up window.

Ms. Moore reviewed the project proposal. Discussion between board members ensued.

Pause provided for public input. No input received.

Motion made by Ms. Sims Branham that based upon section 17 – 205 of the City of Columbia unified development ordinance that we move to give grant a certificate of design approval for the replacement of windows at 1231 Gervais Street, allowing staff to work out the remaining details as listed with the applicants; including the details about other windows to be replaced for security purposes. Any details which cannot be worked out or are sufficient important to warrant reconsideration by the DDRC may be returned to the DDRC for approval. This approval is based upon the prior approval, which allowed the replacement windows in April 2021, given the extraordinary security needs of the occupants and which required the review and approval of the first floor mockup window. Mr. Wolfe seconded the motion. Roll call vote taken. Motion passed, 5-0.

1. **2210 Clark Street** (TMS#09012-09-23) Request for a Certificate of Design Approval for exterior changes, appeal to a staff decision. *Elmwood Park Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2210 Clark Street does not comply with Sec. 17-2.5(g)(6)b2 of the City Ordinance and **recommends denial** of the request for a Certificate of Design Approval for exterior changes.

Replacement windows that are compliant with the requirements for the district may be submitted and approved at staff level.

Ms. McNish provided brief overview of the proposed project/request. Applicant, Denise Jolly, spoke on behalf of her proposal and provided her stand point. Discussion between applicant, staff and board members ensued.

Pause provided for public input. No input received.

Motion made by Ms. Sims Branham to deny the certificate of design approval for the exterior changes at 2210 Clark Street, as it does not comply with section 17-2.5 (B)(2) of the city ordinance. Replacement windows that are compliant with requirements to

the district may be submitted and approved at the staff level. Mr. Boom seconded the motion. Roll call vote taken. Motion passed, 5-0.

IV. OTHER BUSINESS

- D/DRC Election

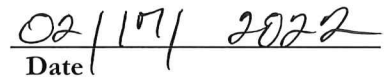
Ms. Jaco was nominated to remain as chair and Mr. Saleeby to remain as co-chair of the DDRC board. All voted aye.

V. ADJOURN

Motion to adjourn by Mr. Broom.
Motion seconded by Mr. Sims Branham.
Meeting adjourned at 4:43 PM.



Chairperson



Date

Respectfully submitted
Planning and Development Services Department